

PROPERTY OWNERS ASSOCIATION 8TH AMENDED MANAGEMENT CERTIFICATE FOR
PANTHER CREEK AT STONE OAK HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Panther Creek at Stone Oak
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Panther Creek at Stone Oak Homeowners Association, Inc.
4. Recording Data for Association: Plat filed at the county under Volume 9545, page 223 in Deed and Plat Records.
5. Recording Data for Declaration and any amendments: The Heights of Stone Oak 11 Subdivision Unit 11 Declaration is filed at the county under Doc# 2000-0114676, Volume 8484, pg. 1369.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Filed under Document No. PI2-20150006462-69.

Articles and Certificate of Incorporation

Bylaws executed 7/12/2000

Residential Design Guidelines effective 7/12/2000

Architectural Standards Bulletin No, 1 Criteria for Storage Buildings signed 7/15/2000

Notice of Appointment of Substitute Trustee of 8/31/2004

Resolution of the Board of Directors of 9/5/2008

Resolution Regarding write-off of delinquent balances on purged member accounts that have been reflecting on the aging report for a period of 60 days or more due to unsuccessful collections prior to sell of the unit or property 11/4/2009

Restated Rules and Regulations signed 3/2/2012

Amendment of Rules and Regulations Regarding Xeriscaping signed 2/7/2014

Administrative Resolution No.201501 Fine Policy signed on 5/27/2015 is attached to and filed under Book 17298 Page 587.

Restated rules and Regulations Signed 5/27/2015 is attached to and filed under Book 17298 Page 587.

The following resolutions, policies and guidelines are filed under Document No. 20150234376: Electronic and Telephonic Action Policy; Solar Energy Device; Guidelines; Payment Plan Policy. Uncurable Violation Enforcement Resolution.

Panther Creek at Stone Oak Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines is filed under Document No. 20180023903

Panther Creek at Stone Oak Homeowners Association, Inc. Violation Enforcement Resolution is filed under Document No. 20180243882

Panther Creek at Stone Creek Homeowners Association, Inc. Updated Pool Rules are filed under Document No. 20200020063.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Panther Creek at Stone Oak Homeowners Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

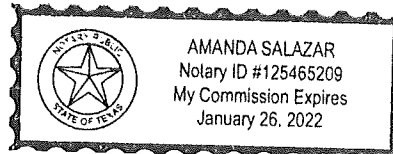
County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Panther Creek at Stone Oak Homeowners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/28/2021 9:25 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk